

## SCORING SUMMARY

### COMPLETION & SUBMISSION OF THIS SCORING SUMMARY IS MANDATORY

**MSHDA will award negative points to those applicants with incomplete information or documentation, and significant or material inconsistencies found in the application package that impedes processing of the application. Project applications with more than 6 errors due to incomplete information or documentation or significant or material inconsistency will not be processed and will not be allowed to compete in the funding round.**

**Shaded areas are for MSHDA use only.**

<b>Project Name:</b>	
<b>City/Twp:</b>	
<b>County:</b>	
<b><u>Category</u> (check one):</b>  1. Detroit, Hamtramck, Highland Park (DHHP) <input type="checkbox"/> 2. Poverty Distressed Cities <b>(PDC)</b> <input type="checkbox"/> 3. Supportive Housing/Persons with Special Needs <input type="checkbox"/> 4. Small Communities/Rural Housing <b>(SCRH)</b> <input type="checkbox"/> 5. <b>PDC</b> Cool Cities Holdback <input type="checkbox"/> 6. <b>Preservation (non-geographic)</b> <input type="checkbox"/> 7. <b>SCRH – Native American</b> <input type="checkbox"/> 8. <b>SCRH – Affordable Assisted Living</b> <input type="checkbox"/> 9. Tax Exempt (Modified Pass Through/MSHDA Direct Lending) <input type="checkbox"/>	<b>Funding Round:</b>   <b>Point Self Score:</b>    <b>MSHDA Point Score:</b>        
<b><u>Set-Aside</u> (check all in which the project qualifies):</b>  1. Elderly <input type="checkbox"/> 2. Nonprofit <input type="checkbox"/> 3. Distressed <input type="checkbox"/> 4. Rural <b>Housing</b> <input type="checkbox"/>	

Selection Criteria		Possible Points	Self Score	Awarded
<b>A. Project Location</b>				
<b>1. Housing Needs Characteristics</b>  a. Census Tract Needs Score (From www.michigan.gov/mshda) Census tract(s) #: _____  b. County Needs Score		10    5	_____    _____	_____    _____
<b>2. Locality/Neighborhood</b>  Points will be awarded to projects that are located in any of the following designated areas. Applicants will receive 1 point for each designation up to a maximum of 5 points total.  <ul style="list-style-type: none"> <li>▪ Empowerment Zone (See Tab L) <input type="checkbox"/></li> <li>▪ Enterprise Community (See Tab L) <input type="checkbox"/></li> <li>▪ Renaissance Zone (See Tab M)* <input type="checkbox"/></li> <li>▪ Core Community (See Tab Y) <input type="checkbox"/></li> <li>▪ Cool Cities Neighborhood (See Tab FF) <input type="checkbox"/></li> <li>▪ Renewal Community (See Tab L) <input type="checkbox"/></li> <li>▪ Qualified Census Tract (See xxxxx) <input type="checkbox"/></li> <li>▪ Difficult to Development Area (See xxxxx) <input type="checkbox"/></li> </ul> <p>* Documentation must be provided in Exhibit 18. Include census tract numbers where applicable.</p> <p>** Documentation must be provided in Exhibit 18. Include census tract numbers where applicable. If applying as a Cool City, all information in Exhibit 27 must also be provided.</p>		5	_____	_____
<b>3. Community Revitalization</b>  Projects that are located where a community revitalization plan is in place and a sponsor can demonstrate that the proposed development contributes to the plan.  a. Projects utilizing existing housing  b. Projects that meet the definition of adaptive re-use or that are converting a vacant building(s) into mixed use or a 100% housing development.  c. Projects that meet the definition of New Economy/Downtown.  d. <b>Projects that are located in neighborhoods that are part of a targeted housing initiative by a local, state, or federal government agency (applies to DHHP projects only)</b>		10      5  5   10   5	_____      _____  _____   _____   _____	_____      _____  _____   _____

Selection Criteria			Possible Points	Self Score	Awarded
<b>B. Project Financing</b>					
<b>1. Tax Abatement</b>  A project application that submits evidence of local support in the form of tax abatement may receive points according to the chart below. These points will not be available to acquisition/rehabilitation/preservation projects for which tax abatement has previously been in place.  To receive any points for tax abatement, any project specific tax abatement ordinance or area-wide tax abatement ordinance with a qualifying resolution submitted with an application must meet Authority requirements and must state the length of time the PILOT will be in effect. Projects located in the City of Detroit must submit the project specific tax abatement resolution or a copy of the Detroit tax abatement ordinance, and a letter from the City of Detroit stating that the project is eligible for tax abatement. If location in a Renaissance Zone is presented as evidence of tax abatement, the project must document that tax abatement will be effective for the 15 year compliance period.  <b>Points will be awarded under the highest applicable category, not under multiple categories.</b>			15	_____	_____
<b>Tax Abatement Categories</b>	<b>Elderly Project</b>	<b>Family, Supportive Housing/Persons with Special Needs Project</b>			
Letter from municipality stating that the PILOT ordinance will be in effect for 15 years or more, it is on the approving board's agenda, and the date that the PILOT is expected to be approved	<b>3 Points</b>	<b>4 Points</b>			
Project-specific tax abatement ordinance in place for the entire 15 year compliance period	<b>5 Points</b>	<b>10 Points</b>			
Project-specific tax abatement ordinance in place for longer than 15 year compliance period	<b>10 Points</b>	<b>15 Points</b>			

Selection Criteria				Possible Points	Self Score	Awarded
<b>2. Federal, State, or Local Funding</b>  Projects utilizing financing or contributions from federal, state, or local sources (exclusive of Fannie Mae and Freddie Mac) where the credit is needed to make a project feasible <b>and</b> to serve very low income families (e.g., HOME, CDBG, etc.) may receive <b>up to 15</b> points. Evidence of the financing (including amount, terms, and interest rate), dated within 30 days of the application due date, must be submitted with the application. To obtain points for CIP or AHP financing, a commitment letter from the FHLB must be submitted. <u>Points will be awarded only for long-term permanent financing. <del>Loan guarantees do not qualify for points.</del> (See Policy Bulletin xxx)</u> (Refer to Section VI(A)(2) on page 14 of Primary Application)				<b>15</b>	_____	_____
Funding Categories	Federal / State Historic / Brownfield Tax Credits	CIP	MSHDA, HOME, RHS, AHP, HUD (including HOPE VI), CDBG			
Projects utilizing federal, state or local permanent financing for <b>10 - 40% of total development costs</b>	<b>5 Points</b>	<b>5 Points</b>	<b><u>5 Points</u></b>			
Projects utilizing federal, state, or local permanent financing for <b>More than 40% of total development costs</b>	<b>5 Points</b>	<b>5 Points</b>	<b><u>5 Points</u></b>			

Amount of total development cost: \$			
Type of Financing	Amount of Financing	% of TDC	
1.	\$	%	
2.	\$	%	
3.	\$	%	
4.	\$	%	

Selection Criteria	Possible Points	Self Score	Awarded
<b>C. Project Characteristics</b>			
<p><b>1. Reservation for Families with Children / Community Space for Elderly Projects</b></p> <p>Family projects that reserve at least 10% of the two or more bedroom units* for households with children will receive <b>10</b> points. These points are not available to projects serving the elderly. (Refer to Section IV(B)(1) on page 10 of Primary Application)</p> <p>Reserved units: _____  Total 2+ bedroom units*: _____  Percentage: _____</p> <p>— or —</p> <p>Projects serving the elderly <b>that qualify for the elderly set-aside</b> will receive <b>10</b> points for providing community space for use by tenants. To receive points, the community room must, at a minimum, be sized at 15 square feet (net usable floor space) per residential unit. It may be used for activities such as dining, crafts, exercise, medical clinic, socializing, or any other activity or use that may benefit elderly tenants. This space is envisioned as one room or contiguous space, and does not include common space such as hallways, offices, or lobbies. A drawing identifying square footage must be submitted for <u>all</u> community space. (See Exhibit 23)</p> <p>Total residential units*: _____  Minimum square footage: _____ (Res. units X 15)  Community space provided: _____</p> <p>*Including market-rate units, but excluding management units</p>	<b>10</b>	_____	_____
<p><b>2. Economic Integration</b></p> <p>Projects that promote economic integration by serving market rate tenants in at least 20% of residential units (exclusive of management units) will receive <b>5</b> points. Market rate units must be evenly distributed among bedroom types and buildings, except in elderly projects. <b>The IRS Code states that scattered site projects cannot include market rate units.</b></p> <p>Number of market rate units: _____  Total residential units*: _____  Percentage of market rate units: _____</p> <p>*Including market-rate units, but excluding management units</p>	<b>5</b>	_____	_____

Selection Criteria									Possible Points	Self Score	Awarded
<p><b>3. Low Income Targeting</b></p> <p>Points will be awarded to projects according to the table below insofar as the owner also agrees to restrict rents for those tenants to 30% of the applicable imputed household income for the applicable bedroom size. <b>Both income and rents for scoring purposes will be based on <u>area median income</u>. No points will be awarded for units serving tenants at income and rent levels higher than 50% of area median income.</b> The lower rent targeting must be evenly distributed among bedroom types except for developments. Also, the market rate units must be evenly distributed among bedroom types and buildings, except for elderly projects. <b><u>You may include the 10% at 30% AMI threshold requirement for Supportive Housing Tenants in your points score, i.e. you are receiving 15 points as a base for low income targeting by including this threshold requirement.</u></b></p>									50	_____	_____
<b>Points Matrix</b>		<b>Percent of Area Median Income</b>									
<b>Percent of Low Income Units to Total Units</b>		<b>50</b>	<b>45</b>	<b>40</b>	<b>35</b>	<b>30</b>	<b>25</b>	<b>20</b>			
	<b>50</b>	25	27.5	30	32.5	35	37.5	40			
	<b>45</b>	22.5	25	27.5	30	32.5	35	37.5			
	<b>40</b>	20	22.5	25	27.5	30	32.5	35			
	<b>35</b>	17.5	20	22.5	25	27.5	30	32.5			
	<b>30</b>	15	17.5	20	22.5	25	27.5	30			
	<b>25</b>	12.5	15	17.5	20	22.5	25	27.5			
	<b>20</b>	10	12.5	15	17.5	20	22.5	25			
	<b>15</b>	7.5	10	12.5	15	17.5	20	22.5			
	<b>10</b>	5	7.5	10	12.5	15	17.5	20			
	<b>5</b>	2.5	5	7.5	10	12.5	15	17.5			
Percentages falling between those outlined in the table will be <b><u>rounded downward</u></b> . Each point increment will be used only once in the calculation of total points.											

Selection Criteria	Possible Points	Self Score	Awarded
<p><b>4. Lease/Purchase</b></p> <p>Projects that agree to transfer 100 percent of the housing tax credit units' ownership at the end of the initial 15-year compliance period from the initial ownership entity of the project to tenant ownership will receive <b>5</b> points. These points will be available only for single family, townhouse or duplex units. To qualify for the points, the owner must provide a detailed proposal for eventual tenant ownership. Projects are only eligible for these points with a MSHDA-approved deed land trust containing appropriate restrictions.  (Refer to Section II(B)(1) on page 1 of Primary Application)  (See Tab W, LIHTC Policy #5 for qualifications)</p>	5	_____	_____
<p><b>5. Michigan Products</b></p> <p>Projects that can demonstrate the use of products and goods that are manufactured by Michigan-based corporations <u>and</u> that are incorporated into the proposed development will receive 3 points. (Submit certification from architect as Exhibit 26; See Tab HH)</p>	3	_____	_____

Selection Criteria			Possible Points	Self Score	Awarded
<b>D. Applicant Sponsor/Management Agent Characteristics</b>					
<b>1. Previous Experience of General Partner/LLC</b>  Previous <b>successful</b> participation by a general partner or member of a limited liability company in the proposed development utilizing the LIHTC or other programs producing low-income housing will receive the following points under the highest applicable category, not under multiple categories. Points are based on years placed in service. (Applicants must complete form on page 25 of primary application outlining previous experience in order to receive points under this section. Submit form as Exhibit 11a)			10	_____	_____
<b>Project Size, Placed in Service Yrs</b>	<b>Property outside Michigan</b>	<b>Property in Michigan</b>			
6 units or fewer, > 3 years	<b>1 Points</b>	<b>2 Point</b>			
> 6 units, 1 to 3 years	<b>3 Points</b>	<b>5 Points</b>			
> 6 units, > 3 years	<b>7 Points</b>	<b>10 Points</b>			
Michigan-based business (organized or incorporated and actively doing business in Michigan for at least 1 year from application date)			2	_____	_____
<b>2. Previous Experience of Management Agent</b>  Previous <b>successful</b> participation by a management agent in managing low-income housing tax credit projects, with at least three years of experience. Points will be awarded only if the date in which management began such project(s) is included in the application, and will be awarded under the highest applicable category, not under multiple categories. Points are based on years managed. (Applicants must complete form on page 26 of primary application outlining previous experience in order to receive points under this section. Submit form as Exhibit 11b)			10	_____	_____
<b>Project Size, Years Managed</b>	<b>Property outside Michigan</b>	<b>Property in Michigan</b>			
6 units or fewer, > 3 years	<b>1Point</b>	<b>2Point</b>			
> 6 units, > 3 years	<b>7 Points</b>	<b>10 Points</b>			
Michigan-based business (organized or incorporated in Michigan and actively doing business in Michigan for at least 1 year from application date)			2	_____	_____



Selection Criteria	Possible Points	Self Score	Awarded
<p><b>3. Poor Previous Participation of Applicant Sponsor</b></p> <p>Poor previous participation on the part of the Applicant, or any related party will be penalized in the form of negative points <b>consistent with the requirements of the QAP and Policy Bulletin xxx</b>. This includes, but is not limited to, failure to utilize a Commitment or Allocation of credit, failure to meet requirements necessary to obtain a Carryover Allocation after notification has been provided to the Authority that the requirements would be met, inability to complete a previous project within three years of first submission, foreclosure or granting of a deed in lieu of foreclosure, failure to submit Owner's Certification and compliance monitoring information, repeated failure to submit required tax credit or compliance monitoring documentation in a timely manner, or serious and repeated violation of program requirements as determined by the Authority.</p> <p><i>Negative points will be imposed on <b>Applicants</b> for three years following the instance of poor participation.</i></p>	-20	_____	_____
<p><b>4. Poor Previous Participation of Management Agent</b></p> <p>Poor previous participation on the part of the management agent will be penalized in the form of negative points <b>consistent with the requirements of the QAP and Policy Bulletin xxx</b>. This may include, but is not limited to, failure to provide correct information on monitoring reports, failure to verify and/or calculate tenant income and rents in accordance with federal regulations, or serious and repeated violation of program requirements as determined by the Authority.</p> <p><i>Negative points will be imposed on <b>the management agent</b> for <b>three</b> years following the instance of poor participation.</i></p>	-20	_____	_____
<p><b>5. Disadvantaged Business Enterprise (DBE)</b></p> <p><b>An Applicant and its General Contractor who agree to execute a DBE Goal Agreement will be eligible to receive 1 point (See Policy Bulletin xxx)</b></p>	1		
<p><b>6. Health Care Coverage for Construction Workers</b></p> <p><b>An Applicant and its General Contractor who agree to execute a Health Care Agreement will be eligible to receive 1 point (See Policy Bulletin xxx)</b></p>	1		

Selection Criteria	Possible Points	Self Score	Awarded								
<p><b>7. Nonprofit Participation (NO POINTS WILL BE AWARDED IN THE FOLLOWING QAP HOLDBACK CATEGORIES: VII(B)(1)(C), VII(B)(2)(C), VII(B)(3)(D), OR VII(B)(5) )</b></p> <p>Projects involving nonprofit ownership will receive <b>5</b> points if <b>all</b> of the following criteria are met:</p> <ul style="list-style-type: none"> <li>▪ The nonprofit must be a 501(c) (3) or 501(c) (4) entity.</li> <li>▪ The nonprofit must be a local, community-based organization with representation on its governing board from the local community in which the project is to be located, or representatives of the population it serves.</li> <li>▪ The nonprofit must be organized in the State of Michigan, and must be in good standing.</li> <li>▪ The nonprofit must not be affiliated with or controlled by any for-profit organization.</li> <li>▪ No individuals or entities involved with or related to any potential for-profit participant in the development may be involved with or related to the creation or management of the nonprofit.</li> <li>▪ The nonprofit must have been <b>successfully</b> engaged in the business of fostering low-income housing in its geographic area of operation, or fostering housing for the population it serves, for a minimum of <b>three</b> years.</li> <li>▪ The nonprofit must have more than a 50% general partner interest in the proposed project, have a concomitant interest in the developer fee, and must be the managing general partner of the project.</li> <li>▪ The nonprofit must be actively involved with the local community in which the project is located.</li> <li>▪ <b>The nonprofit must demonstrate the financial capacity to undertake the development of the project.</b></li> </ul> <p>If there is more than one nonprofit owner, the owner with more than 50% ownership must provide the required information.</p> <table border="0"> <tr> <td>Nonprofit Name</td> <td>% ownership</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table> <p><b>Documentation Checklist (mark all included with application)</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Documentation of federal 501(c)(3) or (4) status</li> <li><input type="checkbox"/> Certified Articles of Incorporation*</li> <li><input type="checkbox"/> Copy of by-laws</li> <li><input type="checkbox"/> List of board of directors, if applicable (including address of each board member)</li> <li><input type="checkbox"/> Executed agreement between the sponsor and the non-profit if the project is a joint venture</li> <li><input type="checkbox"/> Description of the non-profit's previous experience in housing (use form provided in the Primary Application)</li> <li><input type="checkbox"/> Current Certificate of Good Standing*</li> <li><input type="checkbox"/> Map outlining service area of non-profit, including specific location(s) and name(s) of affiliated or proposed developments</li> <li><input type="checkbox"/> Narrative describing the non-profit's involvement in the local community</li> <li><input type="checkbox"/> Proof of CHDO approval (if applicable)</li> </ul> <p><small>* Dated within 30 days of application due date</small></p>	Nonprofit Name	% ownership	_____	_____	_____	_____	_____	_____	<p><b>5</b></p>	<p>_____</p>	<p>_____</p>
Nonprofit Name	% ownership										
_____	_____										
_____	_____										
_____	_____										

Selection Criteria	Possible Points	Self Score	Awarded
<b>E. Readiness to Proceed</b>			
<p><b>1. Complete Readiness to Proceed</b></p> <p>Bonus points may be awarded for a project's Readiness to Proceed evidenced by submission at application stage of <u>all</u> of the following:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Firm commitment of all federal, state, and local financing or contributions which will apply to the project and are dated within 30 days of application due date</li> <li><input type="checkbox"/> Firm commitment for permanent financing, dated within 30 days of application due date, which is accepted by the sponsor</li> <li><input type="checkbox"/> Firm commitment for construction financing, dated within 30 days of application due date, which is accepted by the sponsor.</li> <li><input type="checkbox"/> All necessary local approvals</li> <li><input type="checkbox"/> For projects needing tax abatement to achieve financial feasibility, the project specific tax abatement ordinance or an area-wide tax abatement ordinance with a qualifying resolution which meet Authority requirements</li> <li><input type="checkbox"/> Evidence from the municipality of final site plan approval</li> <li><input type="checkbox"/> Evidence from the municipality of proper zoning</li> <li><input type="checkbox"/> Formation of ownership entity</li> </ul> <p>Projects receiving points under this category will be required to proceed to closing and disbursement of the construction loan or equity syndication proceeds and, within 120 days of the issuance of the Reservation by the Authority, to provide the Authority with copies of the following:</p> <ul style="list-style-type: none"> <li>▪ Final executed partnership agreement if syndication has occurred</li> <li>▪ Record of the disbursement of the equity or construction loan</li> <li>▪ Recorded notice of commencement (or evidence that the notice has been received for recording) unless on tribal land</li> <li>▪ Recorded deed to the property (or evidence that the deed has been received for recording) or long-term lease on tribal land</li> <li>▪ All building permits necessary to begin construction, or a letter from the municipality stating that the permits will be issued upon payment of fees</li> <li>▪ Appraisal for rehabilitation projects and for new construction projects with an identity of interest</li> </ul>	25	_____	_____
<p><b>2. Partial Readiness to Proceed</b></p> <p>If a project does not qualify for complete readiness to proceed, it may receive points for each of the following. <b>A project that receives points in the preceding section for complete readiness to proceed will <u>not</u> be awarded additional points for these items:</b></p> <p>a. Firm commitment for construction financing that is dated within 30 days of application due date and is accepted by the sponsor (for Authority financing, a copy of the Mortgage Loan Feasibility Resolution). (Attach as Exhibit 9a)</p> <p>b. Evidence from the municipality that the proposed site is already properly zoned for the intended use. (Attach as Exhibit 3)</p> <p>c. Evidence from the municipality that the proposed site has received site plan approval. (Attach as Exhibit 16)</p>	<p>5</p> <p>5</p> <p>5</p>	<p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p>

Selection Criteria	Possible Points	Self Score	Awarded
<b>F. Preservation Developments</b>			
<p>Preservation projects will receive points for the following:*</p> <ol style="list-style-type: none"> <li>1. Less than 10% increase in rent over previous levels following rehabilitation.</li> <li>2. Preserving existing project-based tenant subsidies for length of compliance period.</li> <li>3. Preserving existing project-based tenant subsidies for 5 years beyond compliance period. (Choose the point scoring that best matches your subsidy contract term, do not count both #3 and #4 together).</li> <li>4. Preserving existing project-based tenant subsidies for 10 or more years beyond compliance period. (choose the point scoring that best matches your subsidy contract term, you may not count both #3 and #4 together, do not count both #3 and #4 together).</li> <li>5. Acquisition cost less than 60% of the total replacement costs.</li> <li>6. Preservation is infeasible using tax exempt bonds as determined by the Authority.</li> <li>7. Project lacks sufficient unrestricted capital funds to provide for renovations and repairs on an ongoing basis as determined by the Authority.</li> <li>8. Project is a high risk or distressed property as determined by the Authority (but not beyond the point of requiring demolition).</li> <li>9. Project requires rehabilitation in excess of \$15,000 per unit as supported by a Capital Needs Assessment.</li> </ol> <p>*All preservation developments receiving points will be required to meet all preservation requirements and underwriting standards, regardless of the category or holdback the project is submitted under.</p>	<p>10</p> <p>5</p> <p>2</p> <p>3</p> <p>1</p> <p>5</p> <p>1</p> <p>5</p> <p>1</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<b>G. NEW URBANISM/GREEN COMMUNITIES (Transfer Score from Leeds New Urbanism/Green Communities Checklist)</b>	<b>13</b>		
<b>TOTAL</b>			

QUICK REFERENCE SHEET		Possible Points	Self Score	Awarded
<b>A. Project Location</b>				
1.	Housing Needs Characteristics			
a.	Census Tract Needs Score	10		
b.	County Needs Score	5		
2.	Locality/Neighborhood	5		
3.	Community Revitalization Plan			
a.	Community Revitalization Plan	10		
b.	Utilizing Existing Housing	5		
c.	Adaptive Reuse/Vacant	5		
d.	New Economy/Downtown Project	5		
e.	Targeted Initiative Project	5		
<b>B. Project Financing</b>				
1.	Tax Abatement	15		
2.	Federal, State, or Local Funding	15		
<b>C. Project Characteristics</b>				
1.	Families with Children / Community Space	10		
2.	Economic Integration	5		
3.	Low Income Targeting	50		
4.	Ownership Option	5		
5.	Michigan Products	3		
<b>D. Sponsor Characteristics</b>				
1.	Previous Experience of General Partner/LLC	10		
2.	Michigan-based Business	2		
3.	Previous Experience of Management Agent	10		
4.	Michigan-based Business	2		
5.	Poor Previous Participation of Sponsor	-20		
6.	Poor Previous Participation of Management Agent	-20		
7.	Nonprofit Participation	5		
8.	<b>DBE Goal Agreement</b>	1		
9.	<b>Health Care Coverage Goal Agreement</b>	1		
<b>E. Readiness to Proceed</b>				
1.	Complete Readiness to Proceed	25		
2.	Partial Readiness to Proceed			
a.	Construction Financing Commitment	5		
b.	Proper Zoning	5		
c.	Site Plan Approval	5		
<b>F. Preservation Developments</b>				
1.	Less than 10% increase in rent over previous levels following rehabilitation	10		
2.	Preserving existing project-based tenant subsidies for length of compliance period	5		
3.	Preserving existing project-based tenant subsidies for 5 years beyond compliance period.	2		
4.	Preserving existing project-based tenant subsidies for 10 or more years beyond compliance period.	3		
5.	Acquisition cost less than 60% of the total replacement costs.	1		
6.	Preservation is infeasible using tax exempt bonds.	5		
7.	Lacks sufficient unrestricted capital funds to provide renovations and repairs on an ongoing basis.	1		
8.	High risk or distressed property/not beyond point of demolition.	5		
9.	Project requires rehabilitation in excess of \$15,000 per unit.	1		
<b>G. New Urbanism/Green Communities</b>		13		
<b>GRAND TOTAL</b>				